

TO: College Station City Council
City of College Station, Texas 77842

September 26, 2002

Dear Members:

The purpose of this letter is to comment on the request to rezone 3950 Harvey Road (Lot 42, Block 1 of the Harvey Hillside Addition) from A-O to R-1 and A-P.

We are opposed to this request and have the following concerns:

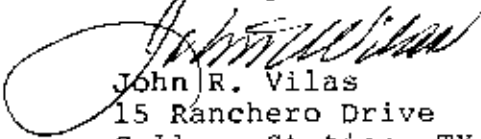
1. The north portion of the tract (closest to Harvey Road) is generally a lowland and contains the confluence of two creeks (or branches): one drains from the east; the other from the north side of Harvey Road. Of concern is that any development of this portion of the property could result in further flooding in this area during heavy rainfall and adversely affect surface water drainage on other properties both upstream and downstream.

2. Traffic congestion in this area continues to increase as the various properties on Harvey Road are developed. It would appear there is a distinct possibility that access to the commercial portion of this lot (if the rezoning request is favorably considered) would be from Pamela Lane: a tar-and-gravel, 16-foot-wide, tree-lined road with no shoulders or center stripe. At times when vehicles are approaching one another, one or both must pull off the pavement in order to safely pass. Any commercial exit or entrance on Pamela is deemed unacceptable with regard to safety and the orderly flow of traffic.

3. The requested rezoning of Lot 42 would result in the commercial (A-P) part of the tract projecting well into the established neighborhood of the Harvey Hillside Addition to the extent that a major portion would adjoin single-family residential properties on three sides. Based upon the many varieties of commercial activities permitted by A-P zoning, this situation would, it is believed, degrade and adversely impact upon these residential homesites. Further, it could constitute a breach of faith with those who purchased property in the Harvey Hillside Addition with the belief, based upon the Harvey Hillside Covenants and Restrictions, that Lot 42 was not designated to be commercially developed but would serve as a buffer between business and residential properties.

Based upon these concerns, it is recommended that the request to rezone 3950 Harvey Road (Lot 42, Block 1 of the Harvey Hillside Addition) be denied.

Sincerely,


John R. Vilas
15 Ranchero Drive
College Station, TX 77845

cc: Development Services